



## **Town of Moultonborough Planning Board**

### **Notice of Decision**

#### **Site Plan Revision**

#### **Bald Peak Colony Club and Bald Peak Land Co., Inc. (Map 186-Lot 8 & Map 187-Lot 2) (32 View Drive & 180 Bald Peak Drive)**

**January 15, 2015**

**Applicant: Bald Peak Colony Club and  
Bald Peak Land Co., Inc.  
PO Box 201  
Melvin Village, NH 03850-0201**

**Location: TM 186-8 & TM 187-2; 32 View Drive & 180 Bald Peak Drive**

On January 14, 2015, the Moultonborough Planning Board opened a public hearing on the application of Bald Peak Colony Club and Bald Peak Land Co., Inc. (hereinafter referred to as the "Applicant" and/or "Owner") to allow the removal of the existing Bag Room Building, the construction of a new Bag Room Building and concrete walkway, and to modify the paving of the cart storage, pathways, vehicle parking and accessways on the lots in the Residential/Agricultural Zoning District.

At their regular meeting held on Wednesday, January 14, 2015, the Planning Board approved your application for Site Plan Revision of Map 186, Lot 8 and Map 187, Lot 2, located in the Residential / Agricultural zoning district.

The public hearing was closed on January 14, 2015. At the regularly scheduled Planning Board meeting on January 14, 2015, the Board voted seven (7) in favor (J. Bartlett, Kumpf, S. Bartlett, Farnham, Quinlan, Charest, Wakefield), none (0) opposed, to approve the site plan revision and to further grant the requested waivers to not submit a landscape plan and to not submit a storm water management plan or a system operation and maintenance plan. This approval has the following conditions to be completed prior to the Chairman signing the plat:

1. Add both addresses to the title block on the plan set.
2. Add the plan sheet numbers, revise Ref. Note 10, and add the map/lot call-out to the plan sheets.
3. Revise the Site Plan Intent Note to add dates of previous plan approval references.
4. The final plan shall be submitted to ODS in electronic format to include both a pdf and an approved cadd file format.

And the following general conditions;

#### **1. Conformance with Plan**

Work shall conform to the final plans submitted to the Office of Development Services and signed by the Planning Board Chair.

**2. Amendments**

Any modification to the original approved plans titled "2015 SITE PLAN, Bald Peak Land Co., Inc., "HILLCREST" 32 View Drive & Wallbridge Way, Moultonborough, New Hampshire, 12/23/2014, revised 01/15/2015, by White Mountain Survey and Engineering, Inc." and any modification of any condition of this approval, together with previous approvals, unless otherwise specified in this decision, must receive the prior approval of the Planning Board unless deemed insignificant by the Town Planner. In such case, the applicant shall submit to the Planner the requested changes in writing. The applicant will not proceed unless the Planner first provides written approval of the requested insignificant changes.

**3. Endorsement of Plan**

Following the vote of approval by the Planning Board, and completion of any conditions precedent, the Planning Board Chairman shall sign the approved site plan, subject to conditions subsequent of this approval, which shall be recorded at Town Hall.

**4. Site Plan Regulations**

The Site shall be constructed in accordance with the requirements of the Site Plan Regulations and any other applicable rules and regulations as affected by this decision.

**5. Transfer of Ownership**

The terms, conditions, restrictions and/or requirements of this decision shall be binding on any new owner and its successors and/or assigns.

**6. Progress Reports**

Upon request, the owner shall submit reports of the progress of the site's completion within five (5) business days.

**7. Construction Practices**

All construction shall be carried out in accordance with Town of Moultonborough ordinances and the Site Plan Regulations, as well as all other pertinent best practices, rules and regulations. Additionally, all staging of materials and equipment shall be on-site, and no equipment or materials not directly used in the construction of the site shall be located on-site.

**8. Construction Requirements**

- a. All construction shall occur on site; no construction shall occur or be staged within State or Town rights of way.
- b. Any roadways, driveways, or sidewalks damaged during construction shall be restored to their original condition by the Owner prior to the issuance of a Certificate of Occupancy for the site.
- c. All construction shall occur between the hours of 6:00 am and 9:00 pm as required by the Town of Moultonborough Unnecessary Noise Ordinance (Section 10.2(6)).
- d. The applicant shall clean construction vehicles before they exit the construction site, and clean and sweep all streets affected by their construction truck traffic as necessary.

**9. Fire Department**

All work shall comply with the requirements of the Moultonborough Fire Department as affected by this decision.

**10. Code Enforcement Officer**

All work shall comply with the requirements of the office of Development Services as affected by this decision, and shall at a minimum, include the Building Code, Zoning Ordinance, Site Review Regulations, Noise Ordinance, etc. **A Certificate of Occupancy shall be applied for and issued prior to use of the Hillcrest (bag room building) structure.**

**11. Utilities**

Any utility installation shall be reviewed and approved by the Code Enforcement Officer prior to the issuance of a Building Permit.

**12. Lighting**

All lighting shall be in conformance with the Town of Moultonborough Zoning Ordinance and Site Plan Regulations.

**13. Signage**

Any proposed signage shall be in compliance with the Town of Moultonborough Zoning Ordinance, Article 5, and shall be reviewed and approved by the Code Enforcement Officer prior to the issuance of the Certificate of Occupancy for the site.

**14. E-911 Numbering**


The site shall conform to the Town of Moultonborough Building Numbering System Ordinance (Section 20), as applicable, prior to the issuance of a Certificate of Occupancy for the site.

**15. Testimony and Representation at Public Meetings**

All testimony and representations made by the applicant or their representatives during the Public Hearing(s) and Public Meeting(s) shall be incorporated into this approval and part of this Notice of Decision.

**16. Violations**

Violations of any condition of this decision shall result in placement of a Stop-Work Order or a Cease and Desist Order, as appropriate, on the property by the Code Enforcement Officer, unless the violation of such condition is cured within fourteen (14) days, or waived by a majority vote of the Planning Board. Outstanding violations of the approved plans or conditions of approval may result in the revocation of this approval by the Planning Board.

  
Bruce W. Woodruff  
Town Planner

Date 1-16-15